

# **HISTORIC PRESERVATION COMMISSION**

## **Minutes**

January 13, 2008  
Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, January 13<sup>th</sup>, in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairperson, Anne Lyles. She welcomed all persons present and explained the meeting's purpose and procedures.

The following members were present and introduced: Ronald Fleming, Susan Hurt, Deborah Johnson, Judy Kandl, Andrew Pitner, Anne Waters.

Absent: Jack Errante, Kathy Walters

### **Requests for Certificates of Appropriateness**

H-01-08    **1001 N. Main St.** – Andrew & Stacy Jeter, owner

**Request:** Replace crank-out windows with a more energy efficient window with 2 operable fire escape windows at each end of the building for safety; same size window, shape, and color, etc.; remove tinted/reflective older design on existing window.

Andrew Jeter, owner; Carl Moore, window installer, were sworn to give testimony for the request.

Staff presented slides.

Andrew Jeter began the testimony with a brief history of the office building. He testified that the building had never been a residential structure but a Chiropractic office since 1949.

He informed the Commission of the many problems associated with the need of having to change out the windows: air leaks, outside odors, and noise pollution. He said fans are used to distribute the heat in the rooms that are used for disrobing, but there is one room that is still not useable. Some of the windows have frames that are bent, while the cranks are missing on others.

Dr. Jeter presented pictures of the existing steel crank-out windows and of the proposed vinyl windows.

Dr. Jeter explained that he would like to install operable fire escape windows at each end of the building for safety. He presented a letter he had received from the Fire Marshall stating that the NC State Fire Code only requires emergency escape windows in schools, residential facilities and institutional facilities such as group homes, assisted living facilities, etc.. The letter further stated that whatever type of window he chose to install in his facility would not violate any fire code and would not produce any problems for the Salisbury Fire Department during an emergency.

Carl Moore, window contractor, testified that he recommended the vinyl window replacement to Dr. Jeter. Pictures were presented of the same windows as those proposed for Dr. Jeter's office that he had installed at his church. Mr. Moore stated that no one in the church was able to notice that the windows were vinyl because they looked exactly as those removed. He testified that the windows he proposes for Dr. Jeter are custom made and would fit perfectly into the existing window openings. He said no bricks would need to be removed. The windows on each end of the building, he said, would be operable double-hung windows.

In response to a question from Judy Kandl, Dr. Jeter stated that he did not have pictures of the original building. He did say; however, that Dr. Hal Furr, the previous owner of the building, had informed him that as far as he knew the existing windows are the original windows. He stated that the first owner, Dr. Chilcott, is now deceased.

Dr. Jeter, in response to another question from Judy Kandl, said that the walls in the building are extremely thick. Mr. Moore testified that the existing steel windows are ½" thick.

Susan Hurt reminded Commission members of a prior approval made by the Commission to change the size and shape of 2 windows on the side of an addition to the house with vinyl to match the vinyl on the opposite side, but noted that the present request is for the removal of steel windows that would be replaced with vinyl.

Judy Kandl added, "This is a commercial structure."

#### Public Hearing

Scott Adams, adjoining property owner at 710 N. Main St., was present to speak in support of the request. Mr. Adams stated that he felt the requested changes would help to maintain the community. He said Dr. Jeter's property is the gem of N. Main St. and very well taken care of.

There was no one present to speak in opposition to the request.

Judy Kandl stated that, in her opinion, double hung windows are needed in each room so that people can get out of them if and when the need should arise.

Dr. Jeter, referring to the letter presented from the Fire Department, responded, "That's not what the Fire Department said." He informed the Commission that he could remove the request for operable windows on each side and go with the same in the entire building if that's what they want.

Ms. Kandl stated her concerns that all the proposed windows will not be the same. The simulated divided light windows, she said, would look historically inaccurate."

Janet Gapen stated that the Commission has, in the past, approved simulated divided-light wood windows with muttons on the outside. However, she does not know what the comparison would be for attachment on vinyl. The wooden ones, she said, are affixed to the glass, not snap-on.

Judy Kandl said aluminum muttons are quite common and they do stay in place.

In response to a question from Anne Waters, Dr. Jeter testified that he had not proposed to change out the dormer windows in the attic space but would do so if that was their recommendation. Ms Waters said they should be replaced.

Susan Hurt stated that she could justify changing the steel windows to vinyl but she did not like the interior muttons. She asked Dr. Jeter if he would be open to the consideration of muttons on the outside. She said, "Simulated muttons would be ideal. She suggested that Dr. Jeter consider coming back before the Commission with plans for replacement windows.

Mr. Moore said he was only familiar with interior muttons and asked about the possibility of clear glass with no grids.

Judy Kandl said, "I have a real problem with the muttons in between the 2 panes of glass."

Deborah Johnson agreed that Dr. Jeter should come back with different plans. She said she could see a significant difference in the pictures presented of the existing and proposed windows.

Andrew Jeter and Ronald Fleming stated their agreement that Dr. Jeter should come back after checking to see what other options he might have for the outside.

Janet Gapen informed Commission members that they should decide whether to approve the request as submitted, as amended; or to deny. To table or to defer the request is done only when more information is needed from the submittal as it was proposed; not an alternate proposal. She said another possibility would be to form a committee that would assist Dr. Jeter on the site, and to do more research.

Dr. Jeter stated that he would like them to either approve, or table.

Susan Hurt made the motion to table until the next meeting specifically for the purpose of getting information about the technical feasibility of an external mutton.

Andrew Pitner seconded the motion; all members present voted AYE.

### **Committee Reports**

Minors works: There were no questions regarding the submitted minor work approvals.

### **Other Business**

- Presentation from Lynn Raker regarding installation of temporary public art to be located at previously approved parking lot at 203 S. Lee St.

Lynn Raker reminded the Commission that the plan for the corner plaza at Fisher & Lee St. was presented to them at the September meeting. At that time an area in the center of the plaza was designated for future public art which was a part of the approved plan.

She informed the Commission that a very generous offer had been received from a local sculptor to put a piece of art into the park for a period of 6 months. She described the art as being a 9 ft. stainless steel contemporary piece called Sentinel. It was located in Washington DC for the past year. The base would be constructed of the same material as the existing planters in the park. It will be 8” high and 4’ in diameter. The base will be permanent for sculptures to be bolted to it. She said some of the lighting in the planters would probably be changed in order to focus on the sculpture.

Judy Kandl asked if temporary artwork was excluded from evaluation. She reminded Commission members that in the past the guidelines from the sign ordinance had been applied for the approval of art; however, in this case it was not even approved in that manner.

Janet Gapen stated that she and Wendy Spry had discussed the best way to handle temporary art and have decided that procedurally it would be appropriate to have the site features and installations reviewed by the Commission for a Certificate Appropriate which would include approval of material for the base, landscaping, and site work or paving. However, because the art would be of a temporary nature, it would not be reviewed on an individual basis. She said they felt this would be consistent with the way other temporary types of features are treated.

Janet Gapen further informed the Commission that the Public Arts committee will soon begin to bring in revolving art shows to Salisbury which would involve 10 or 12 pieces of art around the downtown.

Judy Kandl suggested that the new art guidelines should reflect the procedure that is place for temporary art.

Lynn Raker stated that the art for the proposed shows would be selected by a qualified selection panel that would jury the materials that come in. She said they would comply with such guidelines as durability, appropriateness of the materials, and inoffensive materials

In response to a question from the Chair, Ms. Raker said that the selection panel would be an impartial and diverse panel that would change from year to year. She said it would consist of art professionals in and/or outside the city.

## **2008-2009 Goals**

Janet Gapen presented a copy of the proposed goals to the members.

The goals were divided into 3 areas:

- High Priority Goals (Additional Funding Requested) - Total requested: \$50,000
- High Priority Goals (No Additional Funding Requested)
- Medium Priority Goals (No Additional Funding Requested)

She proceeded by describing each goal separately.

Andrew Pitner suggested an update of the HPC website be considered as the possibility for another worthwhile goal.

Ms. Gapen informed the Commission that Anne Lyles would present the goals to the City Council on January 15<sup>th</sup>.

### **Annual Meeting**

Ms. Gapen announced that the HPC annual meeting is scheduled for January 24<sup>th</sup> in the 2<sup>nd</sup> floor conference room at the Plaza, 5:00 -7:00 p.m.

### **Update on new Land Development Ordinance**

Ms. Gapen informed the Commission that the new Land Development Ordinance was adopted on December 18<sup>th</sup>. She said there were no changes to the Historic District section.

### **Adoption of the 2008 Meeting Schedule**

Susan Hurt made the motion to adopt the 2008 HPC meeting schedule. The motion was seconded by Anne Waters; all members voted AYE.

### **Minutes**

Judy Kandl made the motion to approve the minutes for November and December. The motion was seconded by Ronald Fleming; all members present voted AYE.

### **Adjournment**

There being no other business to come before the Commission, the meeting was adjourned upon a motion by Susan Hurt; seconded by Ronald Fleming; all members present voted AYE.

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Anne Lyles, Chairperson

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Judy Jordan, Secretary

